

1 BILL NO. R-85-07-18

2 DECLARATORY RESOLUTION NO. R-94-85

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 All that part of the South East
13 Quarter of Section 2, Township
14 30 North, Range 12 East, ALlen
15 County, Indiana described as
16 follows:

17 Beginning at a point on the North
18 line of Columbia Street, 80 feet
19 East of the North East corner of
20 Harrison and Columbia Streets, in
21 the City of Fort Wayne, Indiana;
22 thence East along the North line
23 of Columbia Street, 40 feet; thence
24 North parallel with Harrison Street
25 through the center of the party wall
26 110 feet; thence West and parallel
27 with Columbia Street, 40 feet; thence
28 South and parallel with Harrison
29 Street through the center of the
30 party wall 110 feet to the place of
31 beginning, in the City of Fort Wayne,
32 Allen County, Indiana;

33 said property more commonly known as 126 West Columbia Street,
34 Fort Wayne, Indiana 46802;

35 WHEREAS, recommendations have been received from the
36 Committee on Finance and the Department of Economic Development
37 concerning said Resolution;

38 WHEREAS, notice of the adoption and substance of said
39 Resolution has been published in accordance with I.C. 5-3-2 and
40 a public hearing has been conducted on said Resolution;

41 WHEREAS, if said Resolution involves an area that has
42 already been designated an allocation area under I.C. 36-7-14-39,

Page. Two

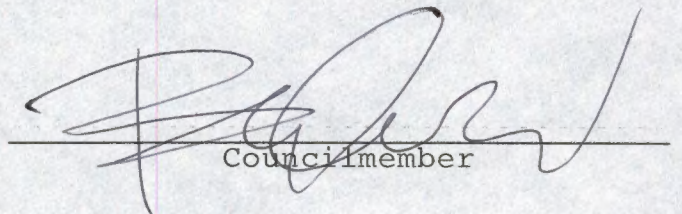
the Fort Wayne Redevelopment Commission" has adopted a Resolution approving the designation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

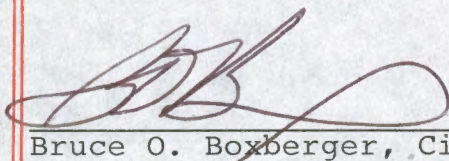
SECTION 1. That, the Resolution previously designating the above described property an "Economic Revitalization Area" is confirmed in all respects.

SECTION 2. That, the above described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and continue for one (1) year. Said designation shall terminate at the end of that one (1) year period.

SECTION 3. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Fox River Bond
25% COTTON

Read the first time in full and on motion by E. Esteban,
seconded by Henry, and duly adopted, read the second time
by title and referred to the Committee General (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on Tuesday, the 13th day of
August, 1985, at 1:00 o'clock P..M., E.S.

DATE: 7-23-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. Esteban,
seconded by Henry, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>2</u>	<u> </u>	<u> </u>	<u>21</u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GIAQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>	<u> </u>

DATE: 8-13-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-94-85

on the 13th day of August, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy

Mark E. GiaQuinta

SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 14th day of August, 1985,
at the hour of 11:00 o'clock A..M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of August,
1985, at the hour of 12:30 o'clock P..M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicants Douglas J. McPhail and Kay Miller-Evans
2. Owner(s) Douglas J. McPhail and Kay Miller-Evans
dba Productive Business Interiors, Inc.
3. Address of Owner(s) 6886 Hawthorn Park Drive
Indianapolis, IN 46220
202 West Berry Street, Suite 120
Fort Wayne, IN 46802
4. Telephone Number of Owner(s): (317) 842-5580
(219) 423-3482
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant 6886 Hawthorn Park Drive
Indianapolis, IN 46220
202 West Berry Street, Suite 120
Fort Wayne, IN 46802
7. Telephone number of Applicant: (317) 842-5580
(219) 423-3482
8. Address of Property Seeking Designation _____
126 West Columbia Street, Fort Wayne, IN 46802
9. Legal Description of Property Proposed for Designation
(may be attached) Attached

10. Township Wayne
11. Taxing District _____

12. Current Zoning M-1 (Light Industrial) - Historical District

13. Variance Granted (if any) None

14. Current Use of Property

a. How is property presently used? Vacant

b. What Structure(s) (if any) are on the property? Four-story building

b. What is the condition of this structure/these structures? In need of renovation

15. Current Assessed Value of Real Estate

a. Land \$6,600

b. Improvements \$6,500

16. Amount of Total Property Taxes Owed During the Immediate Past Year

\$531.68 x 2

17. Description of Proposed Improvements to the Real Estate

Proposed work includes interior and exterior renovation and addition of HVAC, electrical and plumbing as needed throughout.

18. Development Time Frame

a. When will physical aspects of development or rehabilitation begin?

July, 1985

b. When is completion expected? November, 1985

19. Cost of Project (not including land costs) \$320,000

20. Permanent Jobs Resulting from Completed Project

- a. How many permanent jobs will be employed at or in connection with the project after it is completed? 20 + 10 = 30
-

- b. What is the nature of those jobs? Design, Sales, Administration, Installation and supplemental support personnel

- c. Anticipated time frame for reaching employment level stated above?

By the end of 1986

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None
-

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Project property is obsolete and was left primarily vacant for many years. Disrepair has resulted in need for total renovation of the interior. Originally a warehouse, the building is substandard and substantial investment will be made to bring it up to all codes. Major roof replacement is called for and all new utilities throughout. We will also spend money to have the structure laterally braced to assure its strength.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

Many companies like ours move to convenient suburbs. We are committed to growth in the central business district. We believe by spending our monies on a structure of little current use we may encourage other businesses to do the same. The nature of our business will bring many corporate leaders in for seminars, which
(continued at bottom of this page)

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

N/A

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No X _____

26. Financing on Project

What is the status of financing connected with this project? Application has been made for SBA loan, and 50/50 program and bank financing.

will further expose downtown potential. Many buildings on "The Landing" have been destroyed or have fallen down. We have hired structural engineers and will be spending money to guarantee structural strength.

I hereby certify that the information and representation on this Application are true and complete.

Dan & Michael
Signature (s) of Owners

6-28-85
Date

Kay Miller-Evans

6-28-85

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied? Date:

Allocation Area:

1:074900 1941:6 1:672 298 91 1895

ed by State Board of Accounts

U.S. GOVT. PRINTING OFFICE: 1963 O • 552-100

RECEIPT

D — ECONOMIC DEVELOPMENT

№ 113

RT WAYNE, IND. July 2 1985

RECEIVED FROM Productive Business Interiors \$ 50.00

SUM OF Fifty and 00/100 - DOLLARS

ACCOUNT OF Tax Abatement Application Fee

J. B. Zerk
AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER.

Mail tax bills to:
126 West Columbia
Fort Wayne, IN. 46802

WARRANTY DEED

This indenture witnesseth that LEONARD MURPHY, AS TRUSTEE,

of Allen County in the State of Indiana

Conveys and warrants to

PRODUCTIVE BUSINESS INTERIORS, INC., an Indiana corporation with principal offices in Allen County, Indiana,
of ~~Allen County~~ ~~County in the State of~~ ~~in the State of Indiana~~
for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration,
the receipt whereof is hereby acknowledged, the following Real Estate in Allen County
in the State of Indiana, to wit:

All that part of the South east Quarter of Section 2, Township 30 North, Range 12 East, Allen County, Indiana described as follows:

Beginning at a point on the North line of Columbia Street, 80 feet East of the North East corner of Harrison and Columbia Streets, in the City of Fort Wayne, Indiana; thence East along the North line of Columbia Street, 40 feet; thence North parallel with Harrison Street through the center of the party wall 110 feet; thence West and parallel with Columbia Street, 40 feet; thence South and parallel with Harrison Street through the center of the party wall 110 feet to the place of beginning, in the City of Fort Wayne, in Allen County, Indiana.



The City of Fort Wayne

July 25, 1985

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of July 29, 1985, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. R-85-07-17 & R-85-07-18
Declaratory Resolution

Bill No. R-85-07-19 & R-85-08-20
Declaratory Resolution

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 2

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-85-07-17 AND R-85-07-18)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on July 23, 1985,
date
designating property at Douglas J. McPhail & Kay Miller Evans -
d/b/a Productive Business Interiors - 126 West Columbia Street,
Fort Wayne, Indiana 46802

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, August 13, 1985, at 7:00 P.M.,
date, time & place
Common Council Conference Room 128, One Main Street, City-County
Building, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To

JOURNAL-GAZETTE

P.O. BOX 100

FORT WAYNE, INDIANA

Dr.

PUBLISHER'S CLAIM

LINE COUNT		
Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines		
Head	number of lines	4
Body	number of lines	18
Tail	number of lines	2
Total number of lines in notice		24

COMPUTATION OF CHARGES

24	lines,	1	columns wide equals	24	equivalent lines at	.300¢	\$ 7.20
		cents per line					
Additional charge for notices containing rule or tabular work (50 per cent of above amount)							
Charge for extra proofs of publication (50 cents for each proof in excess of two)					2 extra		1.00
TOTAL AMOUNT OF CLAIM							\$ 8.20

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type	6	point
Number of insertions	Size of quad upon which type is cast	6	

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date

July 29

19

85

Title

CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time as follows: 7/29/85

Subscribed and sworn to me before this 29th day of July 19 85

Shelley R. LaRue
Shelley R. LaRue Notary Public

My commission expires March 6, 1986

NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL
(RESOLUTIONS NO. R-85-07-17
AND R-85-07-18)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on July 23, 1985, designating property at Douglas J. McPhail & Kay Miller Evans-d/b/a Productive Business Interiors-126 West Columbia Street, Fort Wayne, Indiana 46802 an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, August 13, 1985, at 7:00 P.M., Common Council Conference Room 128, One Main Street, City-County Building, Fort Wayne, IN.
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk

7/29

Fort Wayne Common Council
(Governmental Unit)
Allen County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines		
Head	number of lines	4
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Total number of lines in notice		24

COMPUTATION OF CHARGES

24 lines, 1 columns wide equals 24 equivalent lines at .300¢	\$ 7.20
Additional charge for notices containing rule or tabular work (50 per cent of above amount)	
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra	1.00
TOTAL AMOUNT OF CLAIM	\$ 8.20

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the has been paid.

Drusilla Roose
Date July 29, 1985 Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:
Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, one time which was duly published in said paper for the dates of publication being as follows: 7/29/85
Subscribed and sworn to me before this 29th day of July 1985
Shelley R. LaRue Notary Public
My commission expires March 6, 1986

NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL
(RESOLUTIONS NO. R-85-07-17
AND R-85-07-18)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on July 23, 1985, designating property at Douglas J. McPhail & Kay Miller Evans-d/b/a Productive Business Interiors-126 West Columbia Street, Fort Wayne, Indiana 46802 an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, August 13, 1985, at 7:00 P.M., Common Council Conference Room 128, One Main Street, City-County Building, Fort Wayne, IN.
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk
7/29



The City of Fort Wayne

August 5, 1985

Ben Eisbart
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For Productive Business Interiors
(D/B/A PBI)

Dear Mr. Eisbart:

On July 2, 1985, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 126 West Columbia Street as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on August 1, 1985. A formal review of the site and an interview with Kay Miller Evans was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mr. Eisbart
August 5, 1985
Page 2

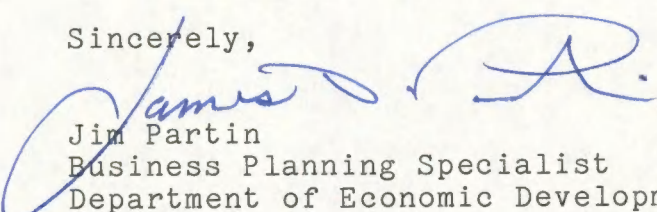
Rationale

The above stated recommendation is based upon the following rationale:

- 1) Lack of Development
- 2) Cessation of Growth
- 3) Rehabilitation of Obsolete Structures
- 4) Increase in Employment (5) Jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



Jim Partin
Business Planning Specialist
Department of Economic Development

del

Admn. Appr. _____

DIGEST SHEET

9-85-07-18

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (Douglas
J. McPhail & Kay Miller Evans - d/b/a Productive Business Interiors -
126 West Columbia Street, Fort Wayne, Indiana 46802)

EFFECT OF PASSAGE A four-story building that is presently vacant will
be renovated. This business interior company will create approximately
30 new jobs and will aid in the development of "The Landing."

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$320,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-85-07-18

REPORT OF THE COMMITTEE ON FINANCE

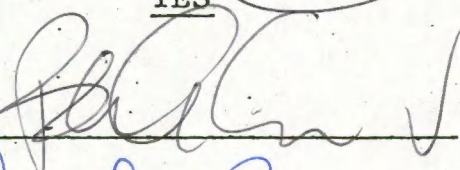
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1

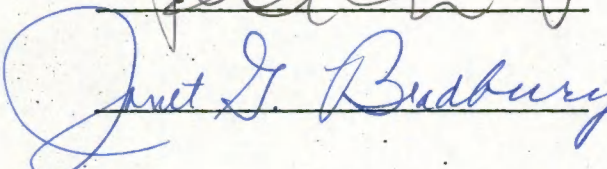
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)

(~~RESOLUTION~~) DO PASS DO NOT PASS WITHDRAWN

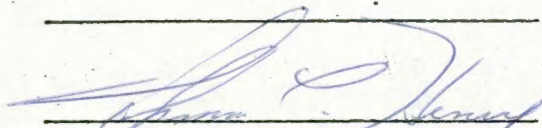
YES

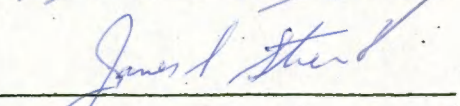
NO


BEN A. EISBART
CHAIRMAN


JANET G. BRADBURY
VICE CHAIRWOMAN


SAMUEL J. TALARICO


THOMAS C. HENRY


JAMES S. STIER

CONCURRED IN 8-13-85

SANDRA E. KENNEDY
CITY CLERK